

SAN ANTONIO PLANNING COMMISSION MINUTES



July 22, 2009



2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



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Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

A. Work session, 1:15 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Camp Bullis Awareness Zone
- Planning Commission Holiday schedule

2. 2:12 P.M.– Call to Order, Board Room

3. Roll Call – Present: Garcia, Hartman, Friesenhahn, Limon, Chao, Martinez, Rodriguez, and Burke.

Absent: Lindhorst

4. There were no citizens to be heard at this time.

5. PUBLIC HEARING – Chair opened public hearing.

REPLAT W/ WRITTEN NOTIFICATION:

A. 090182

Gillette Plaza

(On the south side of Gillette Boulevard and east of Lytle Avenue)

Chair closed public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARING FOR ITEM 6 HELD ABOVE:

6. **090182** **Gillette Plaza**
(On the south side of Gillette Boulevard, east of Lytle Avenue)

PLATS:

7. **070624** **Toepperwein Center**
(North of I.H. 35 North, west of Toepperwein Road)
8. **070651** **KB Culebra Unit 4 PUD**
(South of Culebra Road, west of Gass Road)
9. **070683** **Legend Gardens Townhomes PUD***
(South of Camp Bullis Road, west of Legend Lane)
10. **080367** **Preferred Pump F.M. 471**
(South of Culebra Road, east of Old F.M. 471)
11. **090125** **Volante**
(North of Potranco Road, west of Bella Vista Place)

Motion: Commissioner Burke to approve all consent items.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

INDIVIDUAL CONSIDERATION

PLAT:

- 12. 070636 Four Seasons Ranch Unit 1** (incomplete)
(Northeast of Toutant Beauregard Road, west of Lost Valley Drive)

Steve Brown – Representing applicant answered commissioner questions.

Motion: Commissioner Hartman to follow staff's recommendation for approval with a condition of 60 day time limit to turn in pending paperwork.
Second: Commissioner Chao
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

- 13. S.P. No. 1357** - Request for a License Agreement to use Mockert and Stribling Streets Public Rights of Way (Capital Improvements Management Services, by Jesse Quesada)

Jesse Quesada – CIMS – gave presentation and answered commissioner questions.

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Burke
In Favor: Unanimous
Opposed: None
Motion Passes

- 14. S.P. No. 1449** - Request to close, vacate and abandon an improved portion of Cheever Blvd. a Public Right of Way and an unimproved alley (Capital Improvements Management Services, by David Segovia)

Dennis Rion – Pape Dawson- Answered Commissioner questions.

Motion: Commissioner Rodriguez to follow staffs recommendation for approval.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCE:

15. FPV 09-015 DPT Laboratories (Floodplain Variance)
(307 E. Josephine)

Robert Browning – Stormwater/PDSD – Answered commissioner questions.

Sam Dawson – Pape Dawson – Answered commissioner questions regarding variance.

Motion: Commissioner Chao to follow staffs recommendation for approval.

Second: Commissioner Burke

In Favor: Unanimous

Opposed: None

Motion Passes

COMPREHENSIVE MASTER PLAN:

16. Public hearing and consideration of a resolution recommending the Huebner/Leon Creeks Community Plan Update, a 4.9 square miles area bound by Prue Road to the north, Babcock Road to the east, Huebner Road and Eckert Road to the south, and Bandera Road to the west to City Council to become a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning and Development Services Department by John Osten, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

John Osten – PDSD – Gave presentation and answered commissioner questions.

Fred Rangel – Spoke in favor.

Jody Sherrill – Spoke in favor.

Phillip Manna – Spoke in favor.

Andrea Gilles – PDSD – Answered commissioner questions.

Motion: Commissioner Martinez to follow staffs recommendation for approval.

Second: Commissioner Hartman

In Favor: Unanimous

Opposed: None

Motion Passes

OTHER ITEMS:

17. Public hearing and consideration of an amendment to the Unified Development Code regarding median openings and a definition of functional area. (Planning and Development Services, by Andrew Spurgin, Planning Manager)

Andrew Spurgin – Gave presentation and answered commissioner questions.

Motion: Commissioner Martinez to follow staffs recommendation for approval.
Second: Commissioner Rodriguez.
In Favor: Unanimous
Opposed: None
Motion Passes

18. Approval of the minutes for the July 8, 2009 Planning Commission meeting

Motion: Commissioner Chao to approve the minutes.
Second: Commissioner Martinez
In Favor: J. Friesenhahn, S. Chao, M. Martinez, J. Limon, A. Hartman, C. Garcia
Opposed: None
Abstained: A. Rodriguez, L. Burke
Motion Passes

19. Director's report – **No report at this time.**

20. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

21. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:25 pm.

APPROVED:



Cecilia Garcia, Chair

ATTEST:



Executive Secretary